138.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,544,500 / 1,544,500
					USE VALUE:	1,544,500 / 1,544,500
					ASSESSED:	1,544,500 / 1,544,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		PLEASANT VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERNICK DAVID N &
Owner 2:	BERRY SHAUN
Owner 3:	
Street 1:	45 PLEASANT VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GONSIOROWSKI THOMAS--ETAL -
Owner 2:	HERRMANN BARBARA -
Street 1:	45 PLEASANT VIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .291 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 4161 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12678.000	824,200		720,300	1,544,500
Total Card	0.291	824,200		720,300	1,544,500
Total Parcel	0.291	824,200		720,300	1,544,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.19 | /Parcel: 371.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

88381

GIS Ref

GIS Ref

Insp Date

09/01/17

!10660!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	824,200	0	12,678.	720,300	1,544,500		Year end	12/23/2021
2021	101	FV	799,600	0	12,678.	720,300	1,519,900		Year End Roll	12/10/2020
2020	101	FV	799,400	0	12,678.	720,300	1,519,700	1,519,700	Year End Roll	12/18/2019
2019	101	FV	603,000	0	12,678.	760,300	1,363,300	1,363,300	Year End Roll	1/3/2019
2018	101	FV	598,500	0	12,678.	560,200	1,158,700	1,158,700	Year End Roll	12/20/2017
2017	101	FV	598,500	0	12,678.	536,200	1,134,700	1,134,700	Year End Roll	1/3/2017
2016	101	FV	494,500	0	12,678.	496,200	990,700	990,700	Year End	1/4/2016
2015	101	FV	482,600	0	12,678.	416,200	898,800	898,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:08:04

LAST REV

Date	Time
01/07/21	09:18:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10660

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GONSIOROWSKI TH	65767-219		7/21/2015		1,245,000	No	No		
	18578-3		9/1/1987		295,000	No	No		Y

USER DEFINED

Prior Id # 1:	88381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1531	Redo Bas	38,500	O				
9/3/2015	1278	Renovate	103,080		9/3/2015			Install 2 new base
3/3/1995	145		38,000	C				REMODEL KITCHEN
10/17/1993	522		50,000	C				20X24 ROOM 22X25 G

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	Meas/Inspect	HS	Hanne S
8/25/2016	Sales Review	PT	Paul T
11/19/2008	Meas/Inspect	355	PATRIOT
12/10/1999	Inspected	267	PATRIOT
12/1/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12678		Sq. Ft.	Site		0	90.	0.63	10									720,303						720,300	

Total AC/HA:	0.29105	Total SF/SM:	12678	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	720,303	Spl Credit		Total:	720,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96526796
Const Adj.:	1.00999999
Adj $ / SQ:	126.740
Other Features:	129594
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	863978
Depreciation:	39743
Depreciated Total:	824235

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

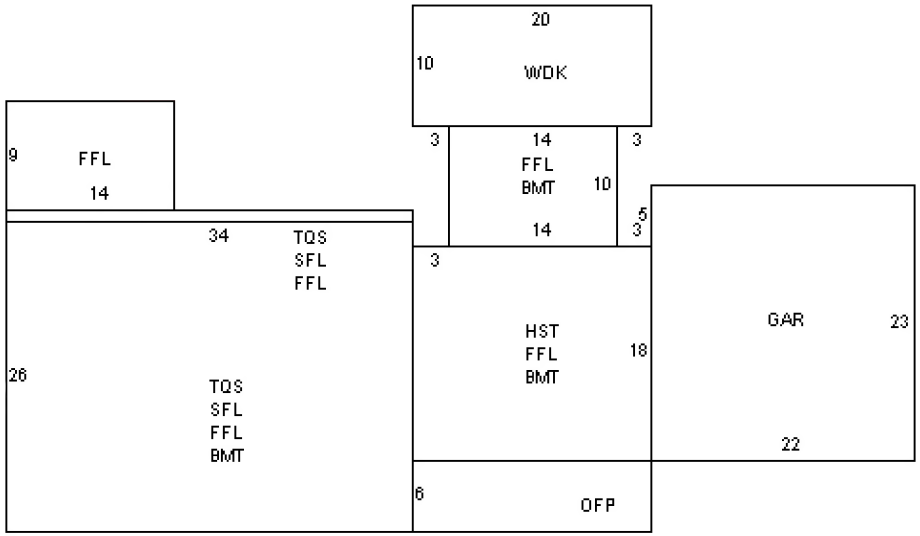
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.56
Special Features:	0	Val/Su Net:	148.75
Final Total:	824200	Val/Su SzAd	247.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,544	126.740	195,686
BMT	Basement	1,384	59.120	81,828
SFL	Second Floor	918	126.740	116,347
TQS	3/4 Story	689	126.740	87,260
GAR	Garage	506	20.140	10,191
WDK	Deck	200	11.110	2,222
HST	Half Story	180	126.740	22,813
OFP	Open Porch	120	30.550	3,666
	Net Sketched Area:	5,541	Total:	520,013
Size Ad	3330.5	Gross Area	5950	FinArea 4161

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	1990	0.00	T	17.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	